

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

December 12, 2014

Council District: # 15

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: 1779 EAST 112TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6069-018-027

On November 26, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1779 East 112th Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	229.73
Title Report fee	42.00
Grand Total	\$ <u>2,196.73</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,196.73** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,196.73** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

sm *Steve Ongele*
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10876
Dated as of: 11/14/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6069-018-027

Property Address: 1779 E 112TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: GEORGE V. GIALKETSIS AND LOLA T. GILAKETSIS, AS TRUSTEES OF THE GIALKETSIS FAMILY TRUST, ORIGINALLY CREATED NOVEMBER 5, 1992

Grantee: ELIZABETH SANTIAGO, A SINGLE WOMAN AND DIONISIA ROMO, AN UNMARRIED WOMAN, DAUGHTER AND MOTHER, AS JOINT TENANTS

Instrument: 99/0571180

Book/Page: N/A

Dated: 03/25/1999

Recorded: 04/02/1999

MAILING ADDRESS: ELIZABETH SANTIAGO AND DIONISIA ROMO
1779 EAST 112TH STREET LOS ANGELES, CA 90059

SCHEDULE B

LEGAL DESCRIPTION

LOTS 119 AND 120 OF HUNTER TRACT, AS PER MAP RECORDED IN BOOK 8 PAGE 125 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument ALL-INCLUSIVE DEED OF TRUST, ASSIGNMENT OF RENTS, AND REQUEST FOR NOTICE

Trustor/Mortgagor: ELIZABETH SANTIAGO, A SINGLE WOMAN AND DIONISIA ROMO, AN UNMARRIED WOMAN

Lender/Beneficiary: GEORGE GIALKETSIS AND LOLA GIALKETSIS, AS TRUSTEES OF THE GIALKETSIS FAMILY TRUST, ORIGINALLY CREATED NOVEMBER 5, 1992

Trustee: WILSHIRE ESCROW COMPANY, A CALIFORNIA CORPORATION

Instrument: 99/0571181

Book/Page: N/A

Amount: NONE FOUND

Open Ended: NO

Dated: 03/29/1999

Recorded: 04/02/1999

Maturity Date: 04/01/2029

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10876

SCHEDULE B (Continued)

MAILING ADDRESS: GEORGE GIALKETSIS BOX 3071 LOS ANGELES, CA 90078

Type of Instrument MISCELLANEOUS

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS DATED 10/28/2011 RECORDED 10/28/2011 AS INSTRUMENT NO.20111462284

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU 3350 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

MAILING ADDRESS: MARIAN PODPORA 638 S. BEACON ST., ROOM 276 SAN PEDRO, CA 90731-3355

MAILING ADDRESS: SANTIAGO ELIZABETH 1779 E. 112TH STREET LOS ANGELES, CALIFORNIA 90059

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS DATED 10/28/2011 RECORDED 10/28/2011 AS INSTRUMENT NO.20111462285

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU 3350 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

MAILING ADDRESS: MARIAN PODPORA 638 S. BEACON ST., ROOM 276 SAN PEDRO, CA 90731-3355

MAILING ADDRESS: SANTIAGO ELIZABETH 1779 E. 112TH STREET LOS ANGELES, CALIFORNIA 90059

NOTICE OF PENDING LIEN DATED 06/06/2012 RECORDED 06/15/2012 AS INSTRUMENT NO. 20120897422

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: SANTIAGO ELIZABETH 1779 E. 112TH STREET LOS ANGELES, CALIFORNIA 90059

NOTICE OF PENDING LIEN DATED 08/20/2014 RECORDED 09/05/2014 AS INSTRUMENT NO. 20140934250

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: SANTIAGO ELIZABETH 1779 E. 112TH STREET LOS ANGELES, CALIFORNIA 90059

90 0571180

RECORDING REQUESTED BY

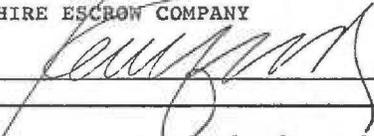
WHEN RECORDED MAIL TAX STATEMENT
AND MAIL ORIGINAL TO
Elizabeth Santiago
1779 East 112th Street
Los Angeles, CA 90069

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No 108703 gd Title Order No 131920-2 APN 6069-18-28

GRANT DEED

Documentary Transfer Tax \$ ^{61.05} LACO 80
\$ ²⁴⁹² LACY 44
-- Computed on full value of property conveyed
-- Or computed on full value less liens and
encumbrances remaining at time of sale.
WILSHIRE ESCROW COMPANY

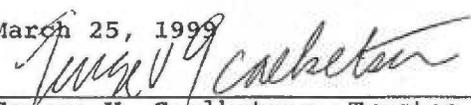
By 

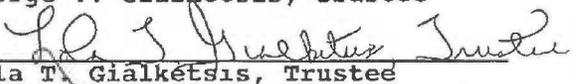
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GEORGE V. GIALKETSIS AND LOLA T. GIALKETSIS, as Trustees of the
Gialketsis Family Trust, originally created November 5, 1992, do hereby

GRANT to: **ELIZABETH SANTIAGO**, a single woman and **DIONISIA ROMO**, an
unmarried woman, daughter and mother, **as joint tenants**

the real property in the City of Los Angeles, County of Los Angeles,
State of California, described as:

Lots 119 and 120 of Hunter Tract, as per map recorded in book 8 page
125 of Maps, in the offices of the County Recorder, of said County,

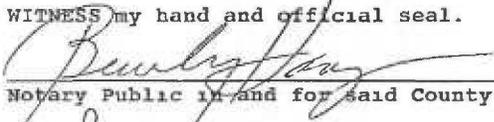
March 25, 1999

George V. Gialketsis, Trustee


Lola T. Gialketsis, Trustee

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On this 25TH day of March in the year 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared George V Gialketsis and Lola M Gialketsis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

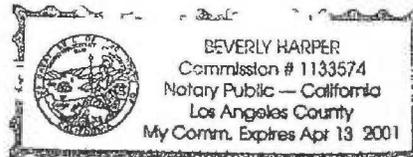
WITNESS my hand and official seal.



Notary Public in and for said County and State



Name (Typed or Printed)



99 0571180

Title Order No 131920-2
RECORDING REQUESTED BY
WILSHIRE ESCROW COMPANY

99 0571181

WHEN RECORDED MAIL TO
George Gialketsis
Box 3071
Los Angeles, CA 90078

FEE \$ 32. N 7

ALL-INCLUSIVE DEED OF TRUST, ASSIGNMENT OF RENTS,
AND REQUEST FOR NOTICE

DA FEE Code 20

\$ 4.-

Escrow No 108703 832 A P N. 6069-18-28

BY THIS DEED OF TRUST, made this 29th day of March, 1999 between ELIZABETH SANTIAGO, A SINGLE WOMAN AND DIONISIA ROMO, AN UNMARRIED WOMAN, herein called Trustor, and WILSHIRE ESCROW COMPANY, a California corporation, herein called Trustee, and GEORGE GIALKETSIS AND LOLA GIALKETSIS, as Trustees of the Gialketsis Family Trust, originally created November 5, 1992 herein called Beneficiary

Trustor grants, transfers, and assigns to Trustee, in trust, with power of sale, that property in Los Angeles County, CA, described in full on Exhibit "A" attached hereto and made a part hereof.

Trustor also assigns to Beneficiary all rents, issues and profits of said property reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in person, or by receiver to be appointed by a court

This is an all-inclusive deed of trust subject and subordinate to deed(s) of trust encumbering said land and more particularly identified in the Request for Notice set forth below, and hereinafter referred to as "included deeds of trust", securing notes, hereinafter referred to as "included notes"

Trustor requests that any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinafter set forth. The execution by or on behalf of Trustor of this deed of trust shall also constitute a signing by or on behalf of Trustor of this

** Page 1 of 5 **

NOTICE OF TRUST

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

MARIAN PODPORA
(310)732-4531
(888)524-2845
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731-3355
Case No.: 430897

Assessor's Map Book: 6069 Page: 018 Parcel: 027

Identified by Los Angeles County Tax Assessors records as:

**1779 E 112TH ST
LOS ANGELES, CA 90059**

DATED: This 28th day of October, 2011

Owner:
SANTIAGO, ELIZABETH
1779 E. 112TH STREET
LOS ANGELES, CALIFORNIA 90059

October 28, 2011

For
FRANK BUSH, ASSISTANT BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS

Notice is hereby given that, pursuant to the provisions of Division 89 of Article I of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

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For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

MARIAN PODPORA
(310)732-4531
(888)524-2845
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731-3355
Case No.: 431362

Assessor's Map Book: **6069** Page: **018** Parcel: **028**

Identified by Los Angeles County Tax Assessors records as:

**1781 E 112TH ST
LOS ANGELES, CA 90059**

DATED: This 28th day of October, 2011

Owner:
SANTIAGO, ELIZABETH
1779 E. 112TH STREET
LOS ANGELES, CALIFORNIA 90059

October 28, 2011

For
FRANK BUSH, ASSISTANT BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

2

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5427723)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

HUNTER TRACT 120 M B 8-125

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6069-018-028
AKA 1781 E 112TH ST
LOS ANGELES

Owner:

SANTIAGO ELIZABETH
1779 E 112TH STREE
LOS ANGELES CA,90059

DATED: This 06th Day of June, 2012

CITY OF LOS ANGELES

BY *Steve Ongele*

Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 6116183)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

HUNTER TRACT 120 M B 8-125

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6069-018-028
AKA 1781 E 112TH ST
LOS ANGELES

Owner:

SANTIAGO ELIZABETH
1779 E 112TH STREE
LOS ANGELES CA,90059

DATED: This 20th Day of August, 2014

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief
Resource Management Bureau

Property Detail Report

For Property Located At :
 ,, CA



Owner Information

Owner Name: SANTIAGO ELIZABETH/ROMO DIONISIA
 Mailing Address: 1779 E 112TH ST, LOS ANGELES CA 90059-1917 C032
 Vesting Codes: // JT

Location Information

Legal Description:	HUNTER TRACT LOT 119	APN:	6069-018-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2427.00 / 4	Subdivision:	HUNTER TR
Township-Range-Sect:		Map Reference:	58-D4 /
Legal Book/Page:		Tract #:	
Legal Lot:	119	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/02/1999 /	1st Mtg Amount/Type:	/
Sale Price:	\$55,500	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	571180	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	PROVIDENT TITLE		
Lender:	MISCELLANEOUS FIN		
Seller Name:	GIALKETSIS GEORGE;LOLA TRS		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAR1	Acres:	0.08	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	3,342	Lot Width/Depth:	25 x 130	State Use:	
Land Use:	RESIDENTIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$33,243	Assessed Year:	2014	Property Tax:	\$445.40
Land Value:	\$33,243	Improved %:		Tax Area:	460
Improvement Value:		Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$33,243				

Comparable Summary

For Property Located At

„ CA



20 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$55,500	\$8,000	\$8,400,000	\$970,278
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	3,342	1,859	384,953	52,331
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$33,243	\$176	\$1,003,039	\$186,924
Distance From Subject	0.00	0.00	0.00	0.00

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property				\$55,500				04/02/1999		3,342	N/A
Comparables											
<input checked="" type="checkbox"/>	1		VAC/MIC AVENUE B14/65 STW	\$18,500				09/26/2014		114,116	N/A
<input checked="" type="checkbox"/>	2			\$736,000				09/26/2014		6,319	N/A
<input checked="" type="checkbox"/>	3			\$8,000				09/29/2014		2,535	N/A
<input checked="" type="checkbox"/>	4			\$765,500				09/26/2014		7,237	N/A
<input checked="" type="checkbox"/>	5		1300 W FLORENCE AVE	\$90,000				09/26/2014		4,317	N/A
<input checked="" type="checkbox"/>	6			\$100,000				10/24/2014		11,915	N/A
<input checked="" type="checkbox"/>	7		VAC/RANCH CLUB RD/MIC NEARSIDE	\$155,000				10/03/2014		5,694	N/A
<input checked="" type="checkbox"/>	8		VAC/COR ARROWROCK/ARROWROCK	\$155,000				10/03/2014		8,245	N/A
<input checked="" type="checkbox"/>	9		VAC/ARROWROCK DR/MIC RANCH CLB	\$155,000				10/03/2014		8,136	N/A
<input checked="" type="checkbox"/>	10		VAC/AVE C/MIC 43 STW					10/03/2014		109,356	N/A
<input checked="" type="checkbox"/>	11			\$1,221,000				10/03/2014		17,523	N/A
<input checked="" type="checkbox"/>	12			\$1,283,000				10/03/2014		11,905	N/A
<input checked="" type="checkbox"/>	13		VAC/COR AVENUE B TRAIL /167 ST	\$40,000				10/07/2014		93,206	N/A
<input checked="" type="checkbox"/>	14			\$1,254,000				10/03/2014		1,859	N/A
<input checked="" type="checkbox"/>	15			\$1,254,000				10/03/2014		12,588	N/A
<input checked="" type="checkbox"/>	16							10/03/2014		36,431	N/A
<input checked="" type="checkbox"/>	17		1126 WILLOW AVE	\$1,350,000				10/03/2014		64,833	N/A

Comparable Sales Report

For Property Located At

,, CA

**20 Comparable(s) Selected.**

Report Date: 12/08/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$55,500	\$8,000	\$8,400,000	\$970,278
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	3,342	1,859	384,953	52,331
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$33,243	\$176	\$1,003,039	\$186,924
Distance From Subject	0.00	0.00	0.00	0.00

*= user supplied for search only

Comp #:	1			Distance From Subject:	N/A (miles)
Address:	VAC/VIC AVENUE B14/65 STW, CALICHE, CA 93536				
Owner Name:	TRISNO ERWIN/JAP JENNIFER P				
Seller Name:	ACEH CAP LLC				
APN:	3260-025-060	Map Reference:	147-A2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	9012.09	Total Rooms/Offices:	
Subdivision:		Zoning:	LCD22*	Total Restrooms:	
Rec Date:	09/26/2014	Prior Rec Date:	12/02/2004	Yr Built/Eff:	/
Sale Date:	09/24/2014	Prior Sale Date:	09/15/2004	Air Cond:	
Sale Price:	\$18,500	Prior Sale Price:	\$4,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1020898	Acres:	2.62		
1st Mtg Amt:		Lot Area:	114,116		
Total Value:	\$14,210	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	N/A (miles)
Address:	,, CA				
Owner Name:	BARBER MICHAEL W & ANNE E				
Seller Name:	D R HORTON LOS ANGELES HOLDING				
APN:	2810-128-020	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LCA25*	Total Restrooms:	
Rec Date:	09/26/2014	Prior Rec Date:	04/24/2012	Yr Built/Eff:	/
Sale Date:	09/04/2014	Prior Sale Date:	04/19/2012	Air Cond:	
Sale Price:	\$736,000	Prior Sale Price:	\$19,500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1019580	Acres:	0.15		
1st Mtg Amt:	\$588,479	Lot Area:	6,319		
Total Value:	\$70,597	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	N/A (miles)
Address:	,, CA				
Owner Name:	BANCO FORECLOSURES SALE LLC				
Seller Name:	GUNAWARDENA NIROSHIKA G				
APN:	4379-013-030	Map Reference:	32-D1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2612.00	Total Rooms/Offices:	
Subdivision:	1033	Zoning:	LARE40	Total Restrooms:	
Rec Date:	09/29/2014	Prior Rec Date:	05/01/2014	Yr Built/Eff:	/
Sale Date:	09/10/2014	Prior Sale Date:	04/23/2014	Air Cond:	
Sale Price:	\$8,000	Prior Sale Price:	\$1,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1026672	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,535		
Total Value:	\$176	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	N/A (miles)
Address:	,, CA				
Owner Name:	ZHU YU G/YAO QING				
Seller Name:	TRI POINTE HOMES INC				
APN:	8625-044-008	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:		Total Restrooms:	
Rec Date:	09/26/2014	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	09/10/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$765,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1023157	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,237		
Total Value:	\$240,075	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: N/A (miles)	
Address:	1300 W FLORENCE AVE, LOS ANGELES, CA 90044		
Owner Name:	AGUIRRE MARICRUZ		
Seller Name:	LUNA CARLOS A		
APN:	6019-001-001	Map Reference:	51-F5 /
County:	LOS ANGELES, CA	Census Tract:	2378.00
Subdivision:	2427	Zoning:	LAC2
Rec Date:	09/26/2014	Prior Rec Date:	01/31/2000
Sale Date:	09/10/2014	Prior Sale Date:	
Sale Price:	\$90,000	Prior Sale Price:	\$135,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1022949	Acres:	0.10
1st Mtg Amt:	\$50,000	Lot Area:	4,317
Total Value:	\$133,202	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: N/A (miles)	
Address:	,, CA		
Owner Name:	CANO LASSO LLC		
Seller Name:	LEVY JOHN D & CARYL M C		
APN:	5471-024-007	Map Reference:	36-A2 /
County:	LOS ANGELES, CA	Census Tract:	1851.00
Subdivision:	HIGHLAND PARK TR	Zoning:	LAR1
Rec Date:	10/24/2014	Prior Rec Date:	01/18/1990
Sale Date:	10/07/2014	Prior Sale Date:	12/1989
Sale Price:	\$100,000	Prior Sale Price:	\$69,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1127733	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,915
Total Value:	\$103,543	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: N/A (miles)	
Address:	VAC/RANCH CLUB RD/VIC NEARSIDE, ELIZABETH LAKE, CA 93532		
Owner Name:	KAMOI PRISCILLA W		
Seller Name:	LYON MICHAEL		
APN:	3225-031-002	Map Reference:	157-G3 /
County:	LOS ANGELES, CA	Census Tract:	9201.02
Subdivision:	17326	Zoning:	LCR17500*
Rec Date:	10/03/2014	Prior Rec Date:	10/25/2001
Sale Date:	08/13/2014	Prior Sale Date:	10/04/2001
Sale Price:	\$155,000	Prior Sale Price:	\$168,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1048194	Acres:	0.13
1st Mtg Amt:	\$132,000	Lot Area:	5,694
Total Value:	\$24,096	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: N/A (miles)	
Address:	VAC/COR ARROWROCK/ARROWROCK, ELIZABETH LAKE, CA 93532		
Owner Name:	KAMOI PRISCILLA W		
Seller Name:	LYON MICHAEL		
APN:	3225-031-015	Map Reference:	157-G3 /
County:	LOS ANGELES, CA	Census Tract:	9201.02
Subdivision:	24829	Zoning:	LCR17500*
Rec Date:	10/03/2014	Prior Rec Date:	10/25/2001
Sale Date:	08/13/2014	Prior Sale Date:	10/04/2001
Sale Price:	\$155,000	Prior Sale Price:	\$168,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1048194	Acres:	0.19
1st Mtg Amt:	\$132,000	Lot Area:	8,245
Total Value:	\$24,096	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: N/A (miles)	
Address:	VAC/ARROWROCK DR/VIC RANCH CLB, ELIZABETH LAKE, CA 93532		
Owner Name:	KAMOI PRISCILLA W		
Seller Name:	LYON MICHAEL		
APN:	3225-031-016	Map Reference:	157-G3 /
County:	LOS ANGELES, CA	Census Tract:	9201.02
Subdivision:	24829	Zoning:	LCR17500*
Rec Date:	10/03/2014	Prior Rec Date:	10/25/2001
Sale Date:	08/13/2014	Prior Sale Date:	10/04/2001
Sale Price:	\$155,000	Prior Sale Price:	\$168,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1048194	Acres:	0.19
1st Mtg Amt:	\$132,000	Lot Area:	8,136
Total Value:	\$24,096	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: N/A (miles)	
Address:	VAC/AVE C/VIC 43 STW, CALICHE, CA 93536		
Owner Name:	CHIU HSIN-YING/HO SSU-HSIEN		
Seller Name:	VELUR PROPS INC		
APN:	3113-006-031	Map Reference:	147-D2 /
County:	LOS ANGELES, CA	Census Tract:	9012.09
Subdivision:		Zoning:	LCD22*
Rec Date:	10/03/2014	Prior Rec Date:	04/17/1973
Sale Date:	09/12/2014	Prior Sale Date:	
Sale Price:		Prior Sale Price:	\$13,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1050138	Acres:	2.51
1st Mtg Amt:		Lot Area:	109,356
Total Value:	\$5,975	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	11	Distance From Subject: N/A (miles)	
Address:	,, CA		
Owner Name:	LIU ANDY H & GINGER P		
Seller Name:	D R HORTON LOS ANGELES HOLDING		
APN:	8664-017-019	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	
Subdivision:	66059	Zoning:	
Rec Date:	10/03/2014	Prior Rec Date:	12/13/2013
Sale Date:	09/04/2014	Prior Sale Date:	12/12/2013
Sale Price:	\$1,221,000	Prior Sale Price:	\$6,408,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1048378	Acres:	0.40
1st Mtg Amt:	\$976,477	Lot Area:	17,523
Total Value:	\$436,000	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	12	Distance From Subject: N/A (miles)	
Address:	,, CA		
Owner Name:	WU DAN D		
Seller Name:	D R HORTON LOS ANGELES HOLDING		
APN:	8664-017-008	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4002.07
Subdivision:	66059	Zoning:	
Rec Date:	10/03/2014	Prior Rec Date:	12/13/2013
Sale Date:	09/04/2014	Prior Sale Date:	12/12/2013
Sale Price:	\$1,283,000	Prior Sale Price:	\$6,408,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1048381	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,905
Total Value:	\$534,500	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	13	Distance From Subject: N/A (miles)	
Address:	VAC/COR AVENUE B TRAIL /167 ST, FAIRMONT, CA 93536		
Owner Name:	OSUJI JOHNWILLY C & PAT N		
Seller Name:	WESTERN AMERICA SERVICE CORP		
APN:	3258-007-028	Map Reference:	133- /
County:	LOS ANGELES, CA	Census Tract:	9012.09
Subdivision:	30313	Zoning:	LCA12*
Rec Date:	10/07/2014	Prior Rec Date:	08/06/1996
Sale Date:	09/03/2014	Prior Sale Date:	
Sale Price:	\$40,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1057933	Acres:	2.14
1st Mtg Amt:		Lot Area:	93,206
Total Value:	\$11,283	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: N/A (miles)	
Address:	,, CA		
Owner Name:	LIRAZ PROPERTIES LLC		
Seller Name:	DEUTSCHE BK 2007-AR8		
APN:	2184-024-027	Map Reference:	21-D3 /
County:	LOS ANGELES, CA	Census Tract:	1397.03
Subdivision:	22117	Zoning:	LARA
Rec Date:	10/03/2014	Prior Rec Date:	06/15/2004
Sale Date:	11/04/2013	Prior Sale Date:	06/04/2004
Sale Price:	\$1,254,000	Prior Sale Price:	\$1,185,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1049297	Acres:	0.04
1st Mtg Amt:		Lot Area:	1,859
Total Value:	\$200	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	15	Distance From Subject: N/A (miles)	
Address:	,, CA		
Owner Name:	LIRAZ PROPERTIES LLC		
Seller Name:	DEUTSCHE BK 2007-AR8		
APN:	2184-025-013	Map Reference:	21-D3 /
County:	LOS ANGELES, CA	Census Tract:	1397.03
Subdivision:	1000	Zoning:	LARA
Rec Date:	10/03/2014	Prior Rec Date:	
Sale Date:	11/04/2013	Prior Sale Date:	
Sale Price:	\$1,254,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1049297	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,588
Total Value:	\$200	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: N/A (miles)	
Address:	,, CA		
Owner Name:	CALENCIA ARCIS LLC		
Seller Name:	CLP VALENCIA GOLF LLC		
APN:	2861-002-118	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	9203.28
Subdivision:	44374-02	Zoning:	SCRM
Rec Date:	10/03/2014	Prior Rec Date:	03/14/2007
Sale Date:	09/30/2014	Prior Sale Date:	02/22/2007
Sale Price:		Prior Sale Price:	\$700,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1051132	Acres:	0.84
1st Mtg Amt:		Lot Area:	36,431
Total Value:	\$52,523	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	17	Distance From Subject: N/A (miles)	
Address:	1126 WILLOW AVE, LA PUENTE, CA 91746		
Owner Name:	DESIRE HOUZZ LLC		
Seller Name:	1126 WILLOW		
APN:	8465-014-026	Map Reference:	48-D2 / 638-B3
County:	LOS ANGELES, CA	Census Tract:	4069.02
Subdivision:	606	Zoning:	LCA16000*
Rec Date:	10/03/2014	Prior Rec Date:	12/19/2006
Sale Date:	09/25/2014	Prior Sale Date:	11/08/2006
Sale Price:	\$1,350,000	Prior Sale Price:	\$985,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1051171	Acres:	1.49
1st Mtg Amt:		Lot Area:	64,833
Total Value:	\$925,000	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	18	Distance From Subject: N/A (miles)	
Address:	VAC/HIGH SPRINGS RD/VIC CAMARE, PALMDALE, CA 93551		
Owner Name:	HESARY VAFA N		
Seller Name:	SON SUNGEON		
APN:	3054-016-011	Map Reference:	183-A4 /
County:	LOS ANGELES, CA	Census Tract:	9104.01
Subdivision:		Zoning:	LCRA1*
Rec Date:	09/30/2014	Prior Rec Date:	03/30/2011
Sale Date:	09/30/2014	Prior Sale Date:	03/10/2011
Sale Price:	\$30,000	Prior Sale Price:	\$20,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1035805	Acres:	2.52
1st Mtg Amt:		Lot Area:	109,718
Total Value:	\$70,545	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	19	Distance From Subject: N/A (miles)	
Address:	,, CA		
Owner Name:	MANDARIN BAPTIST CHURCH OF PASADE		
Seller Name:	CARTER REPORT INC		
APN:	5782-002-029	Map Reference:	28-E6 /
County:	LOS ANGELES, CA	Census Tract:	4317.00
Subdivision:	6074	Zoning:	ARR1YY
Rec Date:	04/08/2014	Prior Rec Date:	04/19/2000
Sale Date:	03/27/2014	Prior Sale Date:	04/06/2000
Sale Price:	\$8,400,000	Prior Sale Price:	\$3,018,210
Sale Type:	FULL	Prior Sale Type:	
Document #:	353912	Acres:	0.82
1st Mtg Amt:	\$2,400,000	Lot Area:	35,742
Total Value:	\$1,003,039	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: N/A (miles)	
Address:	,, CA		
Owner Name:	BIDARI TAIMOOR		
Seller Name:	HOOYENGA JAMES J & MARY L		
APN:	2401-020-001	Map Reference:	10-D5 /
County:	LOS ANGELES, CA	Census Tract:	1021.07
Subdivision:	LOS ANGELES	Zoning:	LAA1
Rec Date:	10/10/2014	Prior Rec Date:	11/03/1998
Sale Date:	04/15/2014	Prior Sale Date:	03/10/1998
Sale Price:	\$450,000	Prior Sale Price:	\$340,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1073068	Acres:	8.84
1st Mtg Amt:		Lot Area:	384,953
Total Value:	\$65,121	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: MARIAN PODPORA
JOB ADDRESS: 1779 EAST 112TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6069-018-027

Date: December 12, 2014

CASE#: 430897
ORDER NO: A-2875814

EFFECTIVE DATE OF ORDER TO COMPLY: October 27, 2011
COMPLIANCE EXPECTED DATE: November 26, 2011
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2875814

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

ELIZABETH SANTIAGO
1779 E. 112TH STREET
LOS ANGELES, CALIFORNIA 90059

CASE #: 430897
ORDER #: A-2875814
EFFECTIVE DATE: October 27, 2011
COMPLIANCE DATE: November 26, 2011

OWNER OF
SITE ADDRESS: 1779 E 112TH ST
ASSESSORS PARCEL NO.: 6069-018-027
ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F.) OF \$ 356.16 (\$335 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 93.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

This order supersedes any and all previous orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby directed to disregard all previous orders and comply with the terms of this order by the compliance date noted above.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Unapproved use of the vacant land (lot 119) as a storage yard and un-permitted construction in the R1 zone.

You are therefore ordered to: 1) Discontinue the unapproved use of the vacant land as a storage yard with un-permitted construction. Remove all debris, cars, stored items and un-permitted construction.

Code Section(s) in Violation: 12.26E, 12.08A and 12.21A.1.(a) of the L.A.M.C.

Location: Entire lot 119.

Comments: Shed and addition to garage and house from lot 120 (aka 1781 E. 112TH ST.) are not permitted.

2. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a), 11.00(m) 98.0105 of the L.A.M.C.

Location: Entire lot 119.

Comments: Entry to shed was denied at time of inspection and is herein demanded and may be subject to additional violations.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

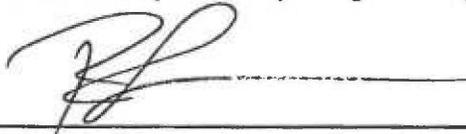
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (310)732-4530.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: October 20, 2011

BILL SHELTON
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4530


REVIEWED BY